



banners & babingtons

Harleyford  
Marlow





# Harleyford Estate Marlow Buckinghamshire SL7 2FD

- Tenure: Licence: 57 years
- Price Guide: £335,000
- Local Authority: BCC
- Site Fee £5,374 p/a
- Council Tax: Exempt
- EPC Rating: NA



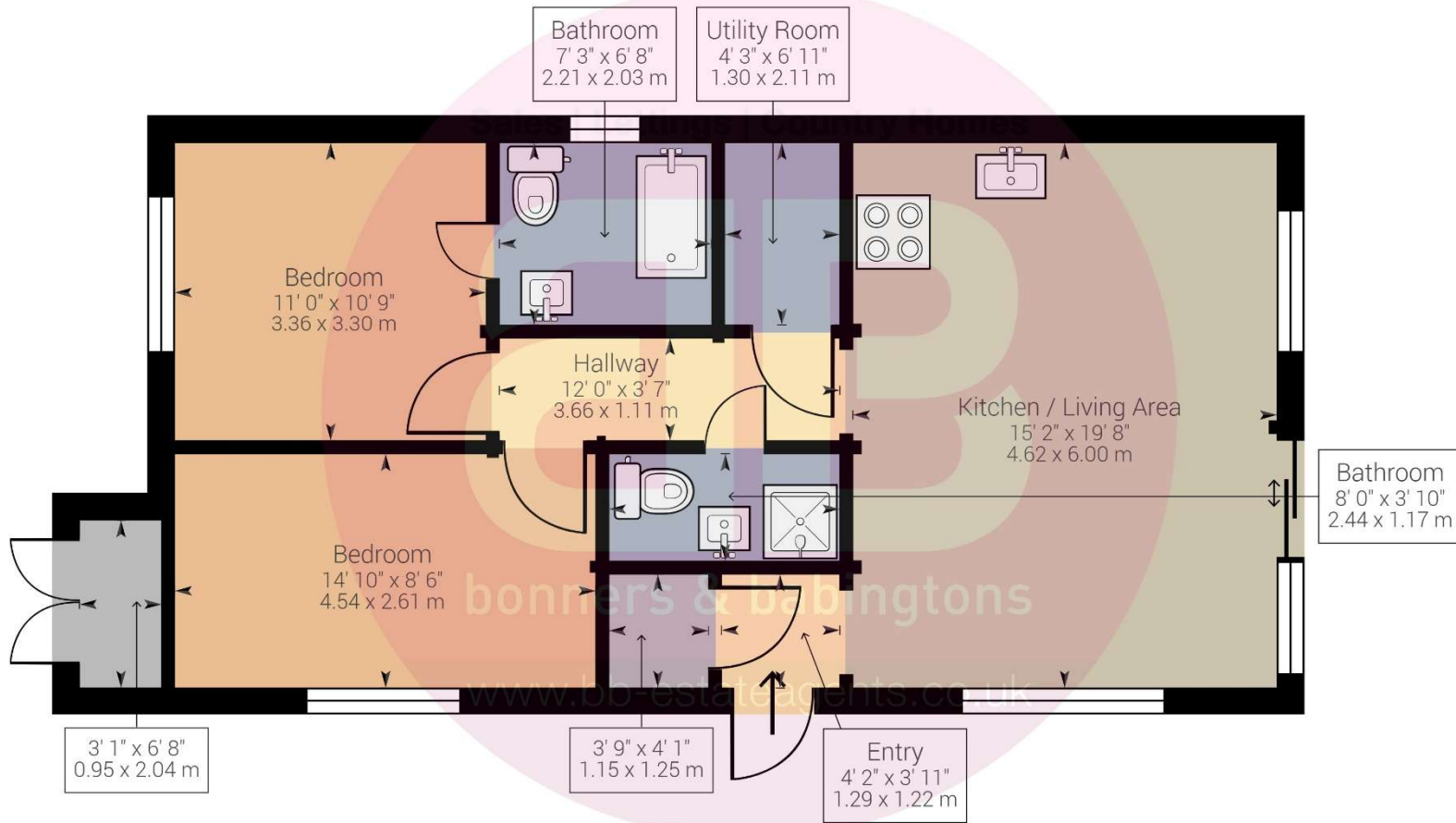


A superb detached 2 bedroom lodge with well proportioned rooms situated in the 'Walled Garden' on the sought after Harleyford Estate. The property is well equipped with accommodation briefly comprising entrance hall with cloaks cupboard, 'open plan' living room/kitchen with vaulted ceiling and integrated kitchen appliances, principle bedroom with modern en suite bathroom, a further double bedroom, shower room and utility room/store. Outside there is a raised decking platform ideal for Al Fresco entertaining, garden area with timber shed and ample parking. NO ONWARD CHAIN

Harleyford Estate is not only in a designated area of outstanding natural beauty, but also an English Heritage site. Originally designed by Sir Robert Taylor in the late 1740's, the Grade II Georgian Manor House sits in the centre of this private Estate. Providing a tranquil setting, there is access to the Thames path and delightful walks across the Chiltern countryside. Within the Estate is an 18 hole private members Golf Club with clubhouse and dining facilities as well as an award winning marina. The charming historic town of Marlow is a few minutes drive with its excellent selection of shops, schools, bars and restaurants. Links to the city can be found via the A404 to M4 junction 8/9 or M40 at junction 4 or by rail from Marlow or Henley to London Paddington. Heathrow airport is about 30 miles away.

**CASH BUYERS ONLY - This STYLISH 2 bedroom, 2 bathroom lodge with WELL PROPORTIONED ROOMS and decked outside entertaining terrace is situated in the 'WALLED GARDEN' on the SOUGHT AFTER Harleyford Estate.**





Approximate net internal area: 761.98 ft<sup>2</sup> / 70.79 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



bonners & babingtons

Powered by Giraffe360

3 Anglers Court, Spittal Street,  
Marlow, Bucks, SL7 3HJ



01628 333800

www.bb-estateagents.co.uk

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170